

**NO TRANSFER
TAX PAID**

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02286

QUITCLAIM DEED

Heidi Bradford of Oakland, State of Maine for consideration paid, releases to Erik P. Bradford of Waterville, State of Maine with WARRANTY COVENANTS the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at an iron rod set in the ground in the northwest corner of land now or formerly of Ella W. Dyer; thence running westerly along Western Avenue to land now or formerly of the heirs or devisees of Arthur J. Alden; thence running southerly along said Alden's land one hundred fifty (150) feet; thence running easterly to an iron rod set in the ground at the southwesterly corner of land of said Ella W. Dyer; thence running northerly on said Dyer's westerly line to the point of beginning.

Subject to certain restrictions as stated in deed from Vesta A. Putnam, et al, to Frederick D. Jacques and Dora G. Jacques dated July 10, 1944 and recorded in the Kennebec County Registry of Deeds in Book 809, Page 463.

Also, another certain lot or parcel of land situated in said Waterville and bounded and described as follows to wit:

Being lots numbered twenty-three (23) to thirty (30) inclusive on a certain plan of land of C.H. and A.J. Alden on Western Avenue, dated May 19, 1910 executed by Burleigh and Page, together with a right of way on foot and by vehicle in common with others over and along the right of way above referred to; next south westerly of the premises above described to Frances Street as now accepted by the City, said right of way being fifty (50) feet in width.

Excepting and reserving a portion of the above described premises as described in a deed to Louis J. Carey, dated August 21, 1951 and recorded in said Registry Book 910, Page 71. Also excepting and reserving a portion of the above described premises in a deed to Robert E. Jacques and Barbara Jacques dated September 15, 1954 and recorded in said Registry in Book 976, Page 344.

Excepting and reserving a portion of the above premises as described in a warranty deed in joint tenancy from Dora G. Jacques, Robert Jacques, Sr., James Jacques, Sr., John E. Jacques and Claire Gagnon to Douglas E. Reinhardt and Martha H. Reinhardt dated July 6, 1983 and recorded in said Registry in Book 2585, Page 230. Also, excepting and reserving a portion of the above premises as described in a warranty deed in joint tenancy from Dora G. Jacques, Robert Jacques, Sr., James Jacques, Sr., John E. Jacques and Claire Gagnon to Ronney W. Perreault and Winona P. Perreault dated July 6, 1983 and recorded in said Registry in Book 2585, Page 231.

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Being the same premises conveyed to Erik P. Bradford by Warranty Deed of James E. Jacques, Sr. dated April 29, 1994 and recorded in the Kennebec County Registry of Deeds in Book 4674, page 239.

Reference is also made to an Abstract of Divorce dated March 19, 2004 and recorded in the Kennebec County Registry of Deeds in Book 7867, Page 12, which by error did not include this property.

WITNESS my hand and seal on November 22, 2004.

Karen M. Mahoney
WITNESS

Heidi Bradford
Heidi Bradford

November 22, 2004

THE STATE OF Maine
Kennebec, ss.

Then personally appeared the above named Heidi Bradford and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Mary Gallagher
Notary Public

MARY GALLAGHER
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES SEPTEMBER 8, 2010

SEAL

Received Kennebec SS.
12/14/2004 8:44AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS